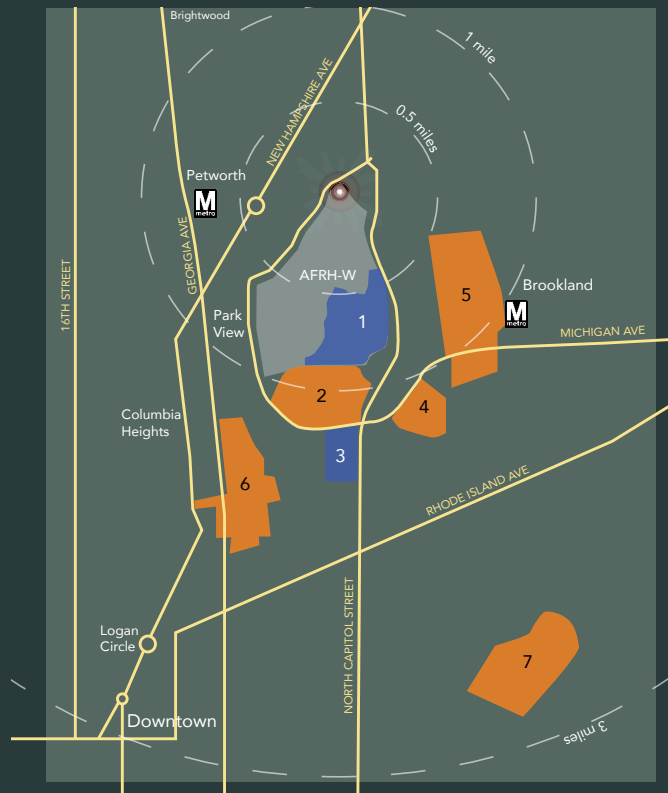


Revitalize a landmark within a unique campus setting while capturing the potential of its proximity to prominent institutions and thriving communities.



- 1 - Future AFRH Redevelopment
- 2 - Washington Hospital Center  
Children's Hospital  
VA Hospital
- 3 - Future McMillan Redevelopment
- 4 - Trinity Washington University
- 5 - The Catholic University of America
- 6 - Howard University
- 7 - Gallaudet University

## GRANT BUILDING

Armed Forces Retirement Home - Washington  
3700 North Capitol Street, NW  
Washington, DC 20011

For more information on the redevelopment potential of the Grant Building at AFRH-W please contact:

Grace Dant  
AFRH Campus Operations

(202) 541-7548  
grace.dant@afrh.gov



## GRANT BUILDING





**THE GRANT BUILDING** at the Armed Forces Retirement Home in Washington, DC offers an extraordinary opportunity for redevelopment within a secure federal campus.



## POTENTIAL

- » Monumental architecture with distinction.
- » Close proximity to universities, hospitals, future development sites, and growing neighborhoods.
- » A unique campus setting with access to public transportation and parking.
- » Adaptive reuse project eligible for federal Historic Rehabilitation Tax Credits.
- » Additional development space within the existing building footprint.
- » Opportunities for sustainable design.
- » Controlled access facility.

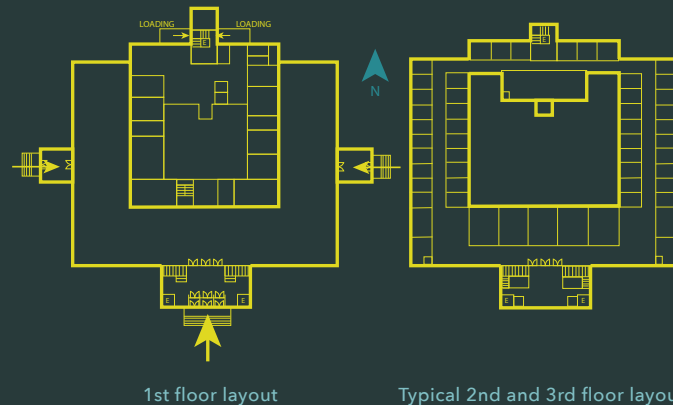
## DESCRIPTION

CONSTRUCTION	1910
CURRENT USE	Vacant
ORIGINAL USE	Dining hall and dormitory
BUILDING AREA	169,006 ft <sup>2</sup> (gross)
OWNERSHIP	Federal
DESIGNATIONS	AFRH-W Historic District



## FEATURES

- » Perimeter location on a secure campus
- » Separate campus entrance with gatehouse
- » Three stories plus mezzanine and full basement
- » Building entrance and egress on all elevations
- » Interior courtyard with one-story infill
- » Full-height double staircase in open lobby
- » Natural light throughout interior
- » Open first floor plan
- » City views



Original construction drawings, detailed floor plans, and recent building assessments are available upon request.

- » Striking marble facade
- » Unique historic interior
- » Rich palette of finishes, including marble, terrazzo, cast and wrought iron, brick, copper, and hardwood.



	AREA (FT <sup>2</sup> )	CEILING HEIGHT
» 1st Floor	43,800	24'-0"
» Mezzanine	8,000	11'-0"
» 2nd Floor	34,300	13'-6"
» 3rd Floor	34,300	13'-6"